



TITLE 24 NEWSLETTER

Homepage:
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Telephone: 916-323-6363
FAX: 916-443-6008

1999, Number 3

CALIFORNIA BUILDING STANDARDS COMMISSION

September 1999

2000 Code Partnership News

At the June 16, 1999 meeting of the Partnership, the committees made their recommendations to the Executive Committee for the model codes to serve as the basis for the 2001 Edition of the California Building Standards Code. Consistent with the committee votes reported in the June 1999 Edition of the Title 24 Newsletter, the following model codes were recommended to the Executive Committee:

- The International Building Code.
- The International Residential Code.
(*Not including Plumbing and Mechanical*)
- The Uniform Plumbing Code.
- The Uniform Mechanical Code.
(*I.A.P.M.O. version*)
- The Uniform Fire Code.

The Executive Committee voted to accept the committee recommendations and to present those recommendations to the Commission at the Commission's July 14, 1999 meeting.

At the July 14, 1999 meeting of the Commission, the recommendations of the Executive Committee of the Partnership were presented to the Commission and accompanied by comments from both the Commissioners and the public. While there were public comments to the effect that the Partnership had not done a "professional" job of evaluating the available model codes, there were just as many comments related to the "professional" manner in which the Partnership had accomplished their task. Not surprisingly, the comments about the "professional" approach of the Partnership seemed closely associated with whether or not the model code supported by those commenting was, or was not, one of the model codes recommended to the Commission.

Following a discussion among the Commissioners, the Commission voted to accept the recommendations of the Executive Committee. This action of the Commission launched what is known as "Phase II" of the 2000 Code Partnership, the identification of conflicts between the model codes recommended and recommendations for the elimination of those conflicts.

At the August 19, 1999 meeting of the 2000 Code Partnership, "Phase II" was launched by a discussion of how to approach the task of identifying conflicts among the model codes recommended for adoption as the base codes for the 2001 Edition of California Building Standards. There was a general consensus among those in attendance that the differences between the "occupancy classifications" used in the "Uniform" and "International" codes had to be resolved before any meaningful analysis of conflicts between those codes could be achieved.

Consensus that the issue of occupancy classification needed the Partnership's first attention spawned several recommendations as to how the issue should be resolved. Those recommendations were, generally, to adopt the occupancy classifications from either the Uniform or the International codes, then amend the other codes to conform.

Commissioner Fady Mattar offered the simple solution of adopting and applying a "matrix table" of the differences in occupancy classification among the various codes, rather than undertake the considerable workload of amending the codes to conform the occupancy classifications.

Representatives of the State Fire Marshal's Office indicated that they had already done a considerable amount of work in identifying the occupancy classifications referenced in both statutes and the model codes and offered to share that work with the members of the Partnership.

Following additional discussion, a decision was made to establish "study groups" to review the conflicting occupancy classifications and that those study groups be chaired by State agency representatives. Those study groups are:

Occupancy Classifications

A, E, H, R, to include all residential.

B, F, I, and all Special Use and Occupancy

Chaired by:

State Fire Marshal's Office (SFM)

Office of Statewide Health Planning and Design (OSHPD)

M, U and Miscellaneous Storage

Department of Housing and Community Development (HCD)

Sign-up sheets were circulated for the members of the Partnership to indicate which of the study groups they wanted to participate in. The next regularly scheduled meetings of the Partnership are in the form of meetings of the various study groups. These meetings are scheduled to be held in the HCD Conference Room at 1800 3rd Street, Sacramento, as follows:

| <u>Study Group</u> | <u>Time</u> | <u>Date</u> |
|--------------------|-------------|-------------|
| HCD | 1:15 p.m. | 9/22/99 |
| OSHPD | 9:30 a.m. | 9/23/99 |
| SFM | 1:15 p.m. | 9/23/99 |

Moving On



Nova Edwards, our Office Technician, has transferred to the State Treasurer's Office where she has been promised that she will never again have to type a monograph.



Linda Huber, Associate Governmental Programs Analyst, has transferred to the Division of the State Architect, Access

Compliance for a new challenge and perspective.

September Commission Meeting is Cancelled

The scheduled Commission Meeting for September 22, 1999 has been cancelled due to lack of a quorum. Currently, only five of the ten Commission positions are filled and each of those five, plus Secretary Aileen Adams of the State and Consumer Services Agency who chairs the Commission, is required for a quorum. One of the five current Commissioners needed for a quorum will be working out of state during September.

California Building Standards Commission Members

**Aileen Adams, Chair
Agency Secretary**

**Fady Mattar, Vice Chair
Mechanical Engineer**

**Leon Bane
Organized Labor**

**Rebecca Geneck
Public Member**

**Pete Guisasola
Local Building Official**

**Betsy Weisman
Public Member**

Vacancies

Architect
Licensed Contractor
Local Fire Official
Public Member/Disabled
Structural Engineer

Local Government Amendments

The 1998 Edition of California Building Standards became effective at the local government level on July 1, 1999. Health and Safety Code Sections 17958, et seq., and 18941.5 provide for local government amendments to the California Building Standards Code upon express findings by the governing body of a local government that unique geological, topographical or climatic conditions exist within their jurisdiction.

To date, the Commission has received 220 filings by local governments of findings, adoptions and amendments to the 1998 Edition of the California Building Standards Code. This represents approximately one-third of the cities, counties, cities and counties, and fire districts that are bound by the 1998 Edition of the California Building Standards Code pursuant to Health and Safety Code Section 18944.5, providing that:

"The code shall be binding on the state and other public agencies, including federal agencies to the extent permitted by federal law, in the same manner as it binds private parties or entities."

Within the remaining two-thirds of the local government jurisdictions that have not filed their findings, adoptions and amendments with the Commission, the unamended 1998 Edition of the California Building Standards Code applies, pursuant to the following provision of Health and Safety Code Sections 17958, 17958.5, and 18938.5 (a):

17958. *"... If any city or county does not amend, add, or repeal ordinances or regulations to impose those requirements or make changes or modifications in those requirements upon express findings, the provisions published in the California Building Standards Code or the other regulations promulgated pursuant to Section 17922 shall be applicable to it..."*

17958.5. *"...No modification or change shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission..."*

18938.5 (a) *"Only those building standards approved by the commission, and that are effective at the local level at the time an application for a building permit is submitted, shall apply to the plans and specifications for, and to the construction performed under, that building permit."*

1999 Code Adoption Cycle

The 1999 Code Adoption Cycle is now at about mid-point with distribution earlier this month of the 45-day Public Comment Monograph. The public comment period will end on October 25, 1999.

Once the public comments have been received they will be compiled into a Monograph of Public Comments that will be distributed in early December 1999. The State agencies will provide responses to the public comments and those responses will be reflected in the "Final Statement of Reasons" prepared by the State agencies for their proposed code changes.

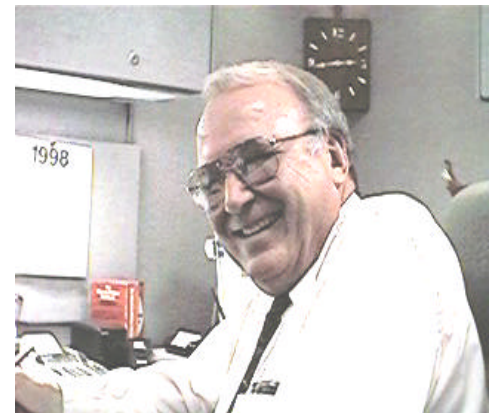
The code changes proposed by State agencies, the recommendations of the Code Advisory Committees, the public comments, and the Final Statement of Reasons prepared for each of the code changes proposed in the 1999 Code Adoption Cycle will be acted on by the Commission as early as their January 2000 meeting. Depending upon the amount of public testimony related to the proposed code adoptions by State agencies, Commission action may be extended to subsequent meetings.

Following the Commission's action on the code changes proposed in the 1999 Code Adoption Cycle, a final monograph, or Monograph of Commission Actions, will be published and distributed. The actions reflected in this monograph will be the adoptions and amendments filed with the Secretary of State and published. The effective date(s) of these actions will typically be either 180 days after publication, or such later date as may be established by the Commission.

2000 Code Adoption Cycle

We have received several questions about the beginning date of the 2000 Code Adoption Cycle. Since the 2000 Code Adoption Cycle coincides with the triennial publication year of most of the model codes, and the 2000 Code adoption cycle is to be coordinated with the activities of the 2000 Code Partnership, it is scheduled to begin on July 1, 2000.

New Editor Announced for the Title 24 Newsletter



Stuart Posselt will become the Managing Editor of the Title 24 Newsletter, beginning with the December 1999 issue. Stuart has some great ideas and, hopefully, publishing the Title 24 Newsletter on time is one of those ideas that will be successful.

Graywater

At their July 14, 1999 meeting the Commission appointed a committee to review conflicts between the substantive provisions of the 1998 Edition of the California Plumbing Code and Appendix G-A of that Code, known as "Graywater Systems for Single-Family Dwellings." That committee included the State agency representatives on the Commission's Coordinating Council and:

- A representative of the International Association of Plumbing and Mechanical Officials.
- A representative of the Division of Drinking Water and Environmental Management of the Department of Health Services.
- A representative of the Department of Water Resources.

The committee met on August 4, 1999 and reviewed the conflicting provisions of Section 603.3.4 of the California Plumbing Code and Appendix G-A, Section G 1, Subdivision (a) of the California Plumbing Code.

The substantive conflict between these two provisions of the California Plumbing Code is one that would prohibit the interconnection of potable and sewer water and another that would permit such connection. The provision of Graywater Appendix G-A deemed to create the conflict is:

"...The graywater system shall not be connected to any potable water system without an air gap (a space or other physical device which prevents backflow) and shall not result in any surfacing of the graywater.."

It was the majority recommendation of the committee that this provision of Appendix G-A needed to be reworded.

The Commission will review the committee's recommendation at the next Commission meeting and make a decision on how the issue is to be finally resolved.



To CD or not to CD

The Commission has recently made the monographs from the 1999 Code Adoption Cycle available to State agencies on CD ROM. Comments from the State agencies have been requested as to their preference for either the printed monographs or the CD ROM version.

The CD ROM version of the monographs contains the monographs in DOS Text, Portable Document Format (PDF), and Microsoft Word 97 formats. The PDF is the only format that provides an exact copy of the printed monograph since both the DOS

Text and the Word versions will reformat, depending upon the computer they are viewed on.

It is the Commission's intention to provide four CDs to State agencies of the monographs from an Annual Code Adoption Cycle and each would contain the following monographs:

#1 The proposed code changes of the State agencies, known as the Monograph of Code Change Submittals.

#2 The 45-day Public Comment Monograph, incorporating the recommendations of the various Code Advisory Committees, in addition to everything contained on the first CD ROM.

#3 The Public Comment Monograph, containing the public comments received on the 45-day Public Comment Monograph, in addition to everything contained on the second CD ROM.

#4 The Monograph of Commission Actions, containing the proposed code changes of the State agencies that were adopted by the Commission, in addition to everything contained on the third CD ROM.

The desired result, for those who could make use of the CD ROM format, would be that at the end of any Annual Code Adoption Cycle they would have everything on one CD ROM. This would replace the four printed versions of the monographs and save a lot of trees.

The question for those of you that follow the Annual Code Adoption Cycles is whether or not you would prefer to receive the monographs on CD ROM. Believe it or not, there is a cost savings to the Commission in the duplicating and mailing costs of CDs.

Additional benefits of the CD ROM version of the monographs are to those of the disabled community with visual impairments.. Currently available software will increase the size of the text in any of the formats provided on the CD ROM. Other available software programs will convert the DOS Text version to speech with an appropriately equipped computer system.

We would like to hear from our readers that currently have subscribed to the monographs in printed form that would prefer to receive them on CD ROM. If we hear from enough of you that would prefer to change from the printed monographs to the CD ROM version, we will amend our mailing database to provide future monographs on CD ROM, as described above, rather than in printed form.

Either the printed version or the CD ROM version can be provided, but not both. The only way our budget can support the CD ROM version is to provide it instead of the printed monographs.



Technology Abounds at the CBSC

Those who attended this year's Code Advisory Committee meetings witnessed our first efforts at providing computer-projected text of the items under discussion on a large screen. It was an interesting observation that the majority of both the committee members and those in the audience made little use of their printed monographs as staff became more skilled with the projected text.

Our future plans for this technology are to be able to quickly change views between the text of current code provisions and those that are under discussion. This would be in addition to providing strike and underlined versions as they are suggested and discussed, and the ability to provide a paper printout of the final committee actions, at the meeting.



Dates to Remember

September 22, 1999

2000 Code Partnership, OSHPD Study Group, 1:15 p.m., HCD, 1800 3rd St., Sacramento.

September 23, 1999

2000 Code Partnership, SFM Study Group, 9:30 a.m., HCD, 1800 3rd St., Sacramento.

2000 Code Partnership, HCD Study Group, 1:15 p.m., HCD, 1800 3rd St., Sacramento.

October 21, 1999

2000 Code Partnership, Joint Committee, 9:30 a.m., HCD, 1800 3rd St., Sacramento. (Tentative)

November 17, 1999

Commission Meeting, 10:00 a.m., 400 R Street, Sacramento.

November 18, 1999

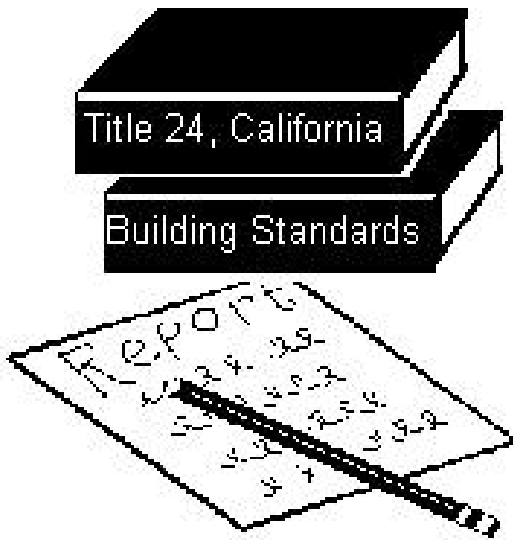
2000 Code Partnership, Joint Committee, 9:30 a.m., HCD, 1800 3rd St., Sacramento. (Tentative)

December 16, 1999

2000 Code Partnership, Joint Committee, 9:30 a.m., HCD, 1800 3rd St., Sacramento. (Tentative)

January 20, 2000

2000 Code Partnership, Joint Committee, 9:30 a.m., HCD, 1800 3rd St., Sacramento. (Tentative)



If you are not on the mailing list to receive the Title 24 Newsletter, and you would like to be, just complete and return this coupon to the CBSC:

Name _____

Organization _____

Address _____

City, State and Zip _____

Phone _____

☐ ***Check here if you want to be added to the mailing list for 1999 Annual Code Adoption Cycle Monographs.***

**CALIFORNIA BUILDING
STANDARDS COMMISSION**

1130 K Street, Suite 101
Sacramento, California 95814-3927

Homepage:
<http://www.dgs.ca.gov/bsc/>

Meeting Information Line:
916-323-9495

GRAY DAVIS
Governor

Aileen Adams
Chair